



CITY OF JERSEY CITY
ERRAMIAH T. HEALY, MAYOR

**HOUSING, ECONOMIC DEVELOPMENT
AND COMMERCE DEPARTMENT**

DIVISION OF CITY PLANNING

**30 MONTGOMERY STREET SUITE 1400
JERSEY CITY, N.J. 07302-3821
PHONE: 201.547.5010
FAX: 201.547.4323**

July 23 2009

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, July 27, 2009 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director, HEDC

File

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of July 21, 2009.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Swear in City Planning Staff
6. Old Business:
7. New Business

8. Case: P09-016 Administrative Amendment
Applicant: Kantibhai Patel
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 831-833 Newark Ave.
Block: 589 Lot: 29
Zone: NC – Neighborhood Commercial
Description: Subdivision of existing oversized lot of 5,586sf into two more closely conforming lots of 2,813 and 2,773 sf. Originally approved on May 26, 2009. Proposed elimination of service entry on streetfront façade.
Decision: Approved with conditions.

9. Case: P08-017.1 Amended Preliminary Major Site Plan
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 516-520 Bergen Avenue
Block: 1931 Lot: 1 & 1.A
Zone: Monticello Avenue Redevelopment Plan
Description: Expansion of previously approved mixed-use building. Originally approved November 5, 2008. Adjacent lot has been acquired and size of project was enlarged. New project has 18 residential units and 5,493 sf of ground floor retail space.
Decision: Approved with conditions.

10. Case: P09-025 Minor Site Plan
Applicant: BGT Capital LLC & Davood G Taree
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 357 Third St.
Block: 385 Lot: O.1
Zone: NC – Neighborhood Commercial
Description: Rehabilitation of and addition to existing 3-story 2-unit building. New building will be 4 stories with 4 residential units and ground floor commercial space.
Decision: Approved with conditions.

11. Case: P09-023 Preliminary and Final Major Site Plan with variances
Applicant: Chosen Estates, LLC
Attorney: Charles Harrington, III Esq.
Review Planner: Maryann Bucci-Carter, Sandra Sung
Address: 298-300 Magnolia Avenue
Block: 1862 Lot: 32 & 33
Zone: Office Residential
Description: Construction of a five story building containing 15 residential dwelling units and 5 on-site parking spaces
Variances: Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Rear Yard and Minimum Number of Parking spaces.
Carried to August 11, 2009 Regular meeting.

12. Review and discussion of the proposed "Summit and Fairmount Redevelopment Plan."
Approved and recommended to City Council for Adoption.

13. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
 1. Resolution of the Planning Board of the City of Jersey adopting Map Amendments to the Master Plan.
 2. Resolution of the Planning Board of the City of Jersey adopting an Amendment to the Circulation Element of the Master Plan.
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with deviations# P09-005 submitted by Jersey Avenue 833 Urban Renewal Co., LLC. (837 Jersey Ave.)
 4. Resolution of the Planning Board of the City of Jersey Approving proposed Amendments to the Liberty Harbor North Redevelopment Plan.

14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD